

Ethyl Laboratories

1500 South Second Street, St. Louis



BACKGROUND

The site encompasses part or all of five separate city blocks owned by Nooter Corporation. Several large warehouses were demolished as part of this project. The remaining buildings are a laboratory facility formerly owned by Ethyl Petroleum. The Ethyl Petroleum lab was built in 1986 and served as a testing site for Ethyl until it closed in 1997. Nooter acquired the building shortly after with plans to redevelop the building along with several other nearby properties. Faced with falling demand and growing overseas competition, Nooter decided to focus on its core business and get out of real estate. Clark Properties led the partnership that purchased several of the properties from Nooter in 2003 to go through with redevelopment of the former Ethyl lab and other Nooter properties that were mostly vacant buildings and parking lots.



CONTAMINANTS

Environmental concerns at the site included a waste solvent piping and vaulted underground storage tank system, as well as historical uses of several now vacant parcels, including a former battery manufacturer, auto manufacturer, several USTs, railroads, and a foundry. Five separate completion letters were provided by BVCP, one for each separate block.



ASSISTANCE

The Ethyl Laboratories site was approved for \$250,000 in Brownfields State Remediation Tax Credits as well as 10 years of Brownfields tax benefits. The city of St. Louis is also providing 10 years of tax abatement under Chapter 99.

PROTECTION

Block A required no remediation after investigation of a potential former UST location, a historic junkyard area, and a battery manufacturing facility active in the 1950s. A solvent waste UST and several decades old USTs from a gas station were removed from Block E and soil was cleaned up to industrial use levels. Blocks B and C were cleaned up to CALM Scenario A unrestricted levels. Asbestos-containing material was removed of and disposed from Block C. Areas of TPH contamination were capped on Block D.

INVESTMENT AND RESULTS

A 20-acre area in the heart of the city has been cleaned up for redevelopment. This is the city's first new industrial park south of I-64 in decades. Total current investment on the site has been \$6.5 million. 75 jobs are expected to be created.

TIMELINE

Application Received: 21 September 1998
RAP Approved: 22 February 2000
Remediation Started: 12 July 2000
Completion Certificate: 29 March 2004

REDEVELOPMENT SUMMARY

Clark Properties, Operation Inc., Legacy Building Group LLC, and Welsh Development have recently begun work on the site. Clark Properties has bought an old lab building and will renovate it into offices at an estimated cost of \$1 million. One building has been leased to Goodman Midwest as well. Additionally, Nooter is using 5.5 acres to build an 86,000 square foot office and warehouse at a cost of \$6.5 million.

